



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### CONSENT AGENDA

#### MARCH 27, 2017

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Berni Bernstein  
Lisa James  
Joseph Moticha  
Denise Woolery

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the SFDB may refer items to the Full Board for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Katie Mamulski, SFDB Planning Technician, at (805) 564-5470, ext. 4532 or email [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**NOTICE:** On Thursday, March 23, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### **PLEASE BE ADVISED**

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

### **FINAL REVIEW**

#### **A. 1448 JESUSITA LN**

**A-1 Zone**

Assessor's Parcel Number: 055-240-013  
Application Number: MST2016-00168  
Owner: William Dunbar  
Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed March 20, 2017.)**

**FINAL REVIEW****B. 154 CORONADA CIR****A-2 Zone**

Assessor's Parcel Number: 015-040-050  
Application Number: MST2017-00107  
Owner: Sherrie W. Anderson Revocable Trust  
Landscape Architect: Sam Maphis

(Proposal to construct erosion control terracing, fencing, and landscape planting on the western slope of the backyard of the existing single-family residence. The proposal also includes grading and drainage control, security fencing, and access steps. The proposed walls consist of interlocking stacking terrace walls, and approximately 150 cubic yards of fill is proposed outside of the main building footprint.)

**(Final Approval is requested. Project was last reviewed March 20, 2017.)**

**CONTINUED ITEM****C. 2126 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 019-161-006  
Application Number: MST2017-00096  
Owner: William Rich, Revocable Trust  
Architect: Harrison Design Associates

(Proposal to construct 65 square feet of additions to an existing 2,146 square foot two-story single-family residence with an attached 320 square foot two-car garage. The proposed project also includes the addition of 323 square feet of understory area to create a 643 square foot two-car tandem garage, a 72 square foot patio extension, exterior alterations to doors and windows, landscape and hardscape improvements, and a remodel of interior spaces. The proposed total of 2,854 square feet on a 15,046 square foot lot is 66% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2016-01442 and Zoning Information Report ZIR2016-00438.)

**(Action may be taken if sufficient information is provided. Project requires an Environmental Assessment and Transportation Review and was last reviewed March 20, 2017.)**

**NEW ITEM****D. 1310 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-251-002  
Application Number: MST2017-00116  
Owner: Brisby Family Trust

(Proposal to construct 371 square feet of first-story additions to an existing 2,846 square foot, two-story, single-family residence with an attached 438 square foot two-car garage. The proposal also includes minor window alterations, and a reconfiguration of interior spaces for one new and one expanded closet at the master bedroom and an expanded first-floor bedroom. The proposed total of 3,655 square feet on an 11,125 square foot lot located in the Hillside Design District is 94% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires an Environmental Assessment.)**